

**schneider, marchant**

---

**From:** Gorman, Monica  
**Sent:** Tuesday, October 05, 2010 2:30 PM  
**To:** schneider, marchant  
**Cc:** Merrithew, John E..  
**Subject:** RE: BOS Briefing

Marchant:

As we discussed on the phone, Mr. Burton is probably thinking about the two SPEX applications (2005-0019 & -0020) for the MRF and Transfer Station that John M. handled in 2005-2006. This use is for "empty trucks and containers," which did not exist in the ZO until 2007. No trash would be allowed on this site under the use and to do so would be a violation of the ZO and Chapter 1080.

As to his other question, there are no noise standards for this use or for trash collection in general.

Regards,  
Monica

Monica Gorman  
Environmental Compliance Specialist  
Loudoun County, Virginia  
Department of Construction & Waste Management  
211 Gibson Street, N.W., Suite 123  
Leesburg, Virginia 20176  
703-771-5319 (direct)  
703-777-0187 (main)  
703-771-5523 (fax)

---

**From:** schneider, marchant  
**Sent:** Tuesday, October 05, 2010 2:06 PM  
**To:** Gorman, Monica  
**Subject:** FW: BOS Briefing

---

**From:** Merrithew, John E..  
**Sent:** Tuesday, October 05, 2010 11:13 AM  
**To:** schneider, marchant; Mccarter, Jane  
**Subject:** BOS Briefing

I actually got some questions and comments!

With regard to BaHa'l, they want good elevations of the building with antennas and an explanation of what other sites were evaluated and why they could not locate on Mirror Ridge or some other site in the area.

With regard to Broad Run Contracting, they want to know the distance from the site to the closest existing residence and the closest residential zoning; they want to know the zoning of surrounding properties, what noise standards applicable to the use, and a summary of the ICC rules regarding the interstate transport of waste ( Jane Tatum can provide that information according to Louis Rauch). Years ago, we discussed the issue of outside waste being transported into the County.

‘I was under the impression the trucks and dumpsters being stored here were local collection vehicles? Mr. Burton is concerned the site is turning into a regional waste transfer facility...issue may go away when he reads the report and sees that no waste is being stored on site but we need to talk to Jane.

**schneider, marchant**

---

**From:** Davis, Danny  
**Sent:** Friday, September 03, 2010 1:50 PM  
**To:** schneider, marchant  
**Subject:** RE: Double Advertising Request - Broad Run Contracting, SPEX 10-10

I will forward both of those on. You can proceed with the double-advertising at this time, as Supervisor Miller has given general consent on all requests.

Danny

---

**From:** schneider, marchant  
**Sent:** Friday, September 03, 2010 1:28 PM  
**To:** Davis, Danny  
**Subject:** Double Advertising Request - Broad Run Contracting, SPEX 10-10

Hi, Danny.

As also discussed, Broad Run Contracting has requested their SPEX application be scheduled for the October 12 BOS public hearing (request attached). The application is to be heard by the Planning Commission on September 15, 2010.

*Summary:*

*Broad Run Contracting of Ashburn, Virginia, has submitted a special exception application to permit storage of empty solid waste vehicles and containers in the PD-GI (Planned Development – General Industry) zoning district. The proposed use will support a by-right contractor service establishment providing fleet maintenance and administrative offices for Broad Run Contracting, a professional refuse management and disposal service. Broad Run Contracting will be relocating to the site from 1000 Ruritan Circle in Sterling. A similar proposal within the Dulles Trade Center West development was approved in July 2009 (SPEX 2008-0059, Dulles Trade Center West, Lot 6).*

Staff has recommended approval of the application (with conditions).

Both Commissioner Kierce and Chairman Klancher have verbally agreed to the request.

Could you please forward this request to Supervisor Miller and Chairman York?

Thank you!

Marchant

-----  
Marchant Schneider  
Senior Planner, Land Use Review  
Loudoun County Department of Planning  
P.O. Box 7000, MSC #62  
Leesburg, Virginia 20177-7000  
(o) 703.777.0246  
(f) 703.777.0441  
[marchant.schneider@loudoun.gov](mailto:marchant.schneider@loudoun.gov)

**schneider, marchant**

---

**From:** Merrithew, John E..  
**Sent:** Tuesday, October 05, 2010 11:13 AM  
**To:** schneider, marchant; Mccarter, Jane  
**Subject:** BOS Briefing

I actually got some questions and comments!

With regard to BaHa'l, they want good elevations of the building with antennas and an explanation of what other sites were evaluated and why they could not locate on Mirror Ridge or some other site in the area.

With regard to Broad Run Contracting, they want to know the distance from the site to the closest existing residence and the closest residential zoning; they want to know the zoning of surrounding properties, what noise standards applicable to the use, and a summary of the ICC rules regarding the interstate transport of waste ( Jane Tatum can provide that information according to Louis Rauch). Years ago, we discussed the issue of outside waste being transported into the County.

I was under the impression the trucks and dumpsters being stored here were local collection vehicles? Mr. Burton is concerned the site is turning into a regional waste transfer facility...issue may go away when he reads the report and sees that no waste is being stored on site but we need to talk to Jane.

## **schneider, marchant**

---

**From:** schneider, marchant  
**Sent:** Thursday, August 19, 2010 11:55 AM  
**To:** schneider, marchant; Thomas, Duane  
**Subject:** RE: Broad Run Contracting - Admin Items

Duane:

One more thing. The decision deadline for the application was August 8, 2010. Would you mind forwarding a separate email stating the Applicant agrees to extend the decision deadline through the October 12, 2010, Board of Supervisors Public Hearing?

If you have questions about this, let me know.

Thank you!

Marchant

---

**From:** schneider, marchant  
**Sent:** Monday, August 16, 2010 4:38 PM  
**To:** Thomas, Duane  
**Cc:** schneider, marchant  
**Subject:** Broad Run Contracting - Admin Items

Hi, Duane.

Thanks for taking my call last week.

Couple of follow up items:

1. I've attached the draft advertisement for the Planning Commission Public Hearing. Please review for accuracy (i.e. PIN numbers, acreage, etc.).
2. I've also attached a double advertising request form. The requested Board of Supervisors Public Hearing date is October 12, 2010. Please submit as soon as possible.
3. You'll need to provide a Reaffirmation to the Disclosure Statement you submitted with the original application. The form is online.
4. You'll be notified when the public hearing posters are ready for pick up. It will include posting and adjacent landowner notification instructions. Be sure to have the affidavits of notification and posting notarized and made available prior to the Planning Commission public hearing. The same process will repeat for the BOS public hearing.
5. I'll need additional copies of the plat for the Planning Commission public hearing packet. I'll let you know the amount and when to submit in a few weeks.

Please let me know if you have any questions.

Marchant

-----  
Marchant Schneider  
Senior Planner, Land Use Review  
Loudoun County Department of Planning  
P.O. Box 7000, MSC #62  
Leesburg, Virginia 20177-7000  
(o) 703.777.0246  
(f) 703.777.0441  
[marchant.schneider@loudoun.gov](mailto:marchant.schneider@loudoun.gov)